

Docket Item # 10-A  
MASTER PLAN AMENDMENT #97-0009  
MILL RACE - OLD TOWN COMMONS

Planning Commission Meeting  
January 6, 1998

**ISSUE:** Consideration of a request for master plan amendment to the proposed project site zoned CDD-2/Coordinated Development District, Eisenhower Avenue.

**APPLICANT:** Old Town Development Company, LLC  
by Cyril D. Calley, Attorney

**LOCATION:** 2201 Eisenhower Avenue

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**CITY COUNCIL ACTION, JANUARY 24, 1998:** City Council approved the Planning Commission recommendation and approved the request, subject to compliance with all applicable codes, ordinances and the staff recommendations, with the amendment to the proposed language for CDD guidelines #10.

**PLANNING COMMISSION ACTION, JANUARY 6, 1998:** On a motion by Mr. Dunn, seconded by Mr. Komoroske, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and the staff recommendation, with an amendment to the proposed language for CDD guidelines #10. The motion carried on a vote of 6 to 0. Ms. Fossum was absent.

**Reason:** The Planning Commission generally agreed with the staff analysis but wanted the language of the master plan amendment to allow for the possibility of providing on-site housing in the future, at the discretion of City Council.

**Speakers:** Dez Calley, representing the applicant.

**STAFF RECOMMENDATION**

Staff recommends **approval** of the proposed amendment to the Coordinated Development District guidelines within the King Street/Eisenhower Avenue Small Area Plan for the Eisenhower Avenue CDD as follows:

10. Projects within 1000 feet of metro shall also be considered for height and density bonuses if an affordable housing contribution of no less than \$1.05 (adjusted for inflation after 1992) per net square foot of total development, is made to the City's Affordable Housing Trust Fund. The contribution may be used for either on site or off site housing at the discretion of the Council. Height with bonuses shall not exceed 250 feet for a signature building, with an overall average of 200 feet for the entire project. Density with bonuses shall not exceed 3.75 F.A.R. overall, with a minimum of 1.625 for the residential component. (PC)

## **DISCUSSION**

The applicant, Old Town Development Company, L.L.C., proposes to amend the coordinated development district guidelines for the Eisenhower Avenue CDD in conjunction with a development proposal for a portion of the CDD; an application for the development (SUP #97-0097) is being processed concurrently, along with other supporting applications for the development.

The Mill Race property encompasses 223,863 square feet of land area within the Eisenhower Avenue Coordinated Development District (CDD). The Eisenhower CDD guidelines allow development densities up to a 2.5 FAR, with a maximum of 85% of the floor area in commercial uses (a 2.125 FAR of commercial). The Eisenhower CDD guidelines also provide for a bonus level of development (3.75 FAR and 250 feet) in conjunction with the provision of an affordable housing program approved by City Council. More specifically, the CDD bonus provision states:

*Projects within 1000 feet of metro shall also be considered for height and density bonuses if combined with a meaningful affordable housing program approved by the City Council. The affordable housing program must be on-site with an equivalent value of no less than \$1.05 (adjusted for inflation) per net square foot of total development, including commercial. The contribution from commercial development may be used for either on site or off site housing at the discretion of the Council. Height with bonuses shall not exceed 250 feet for a signature building, with an overall average of 200 feet for the entire project. Density with bonuses shall not exceed 3.75 F.A.R. overall, with a minimum of 1.625 for the residential component.*

This existing language requires that the portion of the affordable housing contribution attributable to residential development be provided on-site. The applicant is requesting an amendment which would allow council to approve a plan where all or some of the contribution could be in the form of a donation to the City's Housing Trust Fund, to provide affordable housing off-site.

## **Staff Recommendation**

Staff has no objections to the proposed change. The City has a policy of encouraging affordable housing to be provided on-site within residential projects and the existing language of the CDD guideline reflected this preference. However, in staff's opinion, the provision of on-site housing simply is not practicable in this project. The time-share uses proposed--which are considered residential uses under the CDD zoning--are not appropriate buildings in which to locate affordable housing. Staff believes that an affordable housing contribution could be better utilized elsewhere in the City in this instance. Therefore staff recommends an amendment

which simply requires the contribution to be made to the City's Affordable Housing Trust Fund.

STAFF: Sheldon Lynn, Director, Department of Planning and Zoning

RESOLUTION NO. MPA-97-0009

WHEREAS, under the Provisions of Section 9.05 of the City Charter, the Planning Commission may adopt amendments to the Master Plan of the City of Alexandria and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, an application for amendment to the King Street/Eisenhower Avenue Small Area Plan section of the 1992 Master Plan was filed with the Department of Planning and Zoning on December 4, 1997 for changes in the CDD guidelines for the parcels at 2201 Eisenhower Avenue and Mill Road; and

WHEREAS, the Department of Planning and Zoning has analyzed the proposed revision and presented its recommendations to the Planning Commission; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on January 6, 1998 with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The proposed amendment is necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the King Street/Eisenhower Avenue Small Area Plan section of the City; and
2. The proposed amendment is generally consistent with the overall goals and objectives of the 1992 Master Plan and with the specific goals and objectives set forth in the King Street/Eisenhower Avenue Small Area Plan section of the 1992 Master Plan; and
3. The proposed amendment shows the Planning Commission's long-range recommendations for the general development of the King Street/Eisenhower Avenue Small Area Plan; and
4. Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendment to the King Street/Eisenhower Avenue Small Area Plan section of the 1992 Master Plan will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria that:

1. The following amendment is hereby adopted in its entirety as an amendment to the King Street/Eisenhower Avenue Small Area Plan section of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:

Change CDD guidelines #10 for the Eisenhower Avenue CDD as follows:

10. Projects within 1000 feet of metro shall also be considered for height and density bonuses if ~~combined with a meaningful~~ an affordable housing **contribution.** ~~program approved by the City Council. The affordable housing program must be on site with an equivalent value~~ of no less than \$1.05 (adjusted for inflation **after 1992**) per net square foot of total development, ~~including commercial~~ is made to the City's Affordable Housing Trust Fund. The contribution ~~from commercial development~~ may be used for either on site or off site housing at the discretion of the Council. Height with bonuses shall not exceed 250 feet for a signature building, with an overall average of 200 feet for the entire project. Density with bonuses shall not exceed 3.75 F.A.R. overall, with a minimum of 1.625 for the residential component.
2. This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED the 6th day of January, 1998.

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W. B. Hurd, Chairman

ATTEST: \_\_\_\_\_  
Sheldon Lynn, Secretary